136.0	0003	0017.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,136,100 /	1,136,100
USE VALUE:	1,136,100 /	1,136,100
ASSESSED:	1,136,100 /	1,136,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		KENSINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VAILLANCOURT SUSAN
Owner 2:	
Owner 3:	
Street 1:	27 KENSINGTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VAILLANCOURT PETER A -
Owner 2:	VAILLANCOURT SUSAN C -
Street 1:	27 KENSINGTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,310 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Wood Shingle Exterior and 2466 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10310.000	474,800	4,900	656,400	1,136,100
Total Card	0.237	474,800	4,900	656,400	1,136,100
Total Parcel	0.237	474,800	4,900	656,400	1,136,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 460.71 | /Parcel: 460.7

Legal Description

User Acct
87462
GIS Ref
GIS Ref
Insp Date
08/29/17

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 136.0-0003-0017.0

!10567!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	474,800	4900	10,310.	656,400	1,136,100	1,136,100	Year End Roll	12/18/2019
2019	101	FV	366,600	4900	10,310.	692,800	1,064,300	1,064,300	Year End Roll	1/3/2019
2018	101	FV	366,600	4900	10,310.	510,500	882,000	882,000	Year End Roll	12/20/2017
2017	101	FV	366,600	4900	10,310.	488,600	860,100	860,100	Year End Roll	1/3/2017
2016	101	FV	366,600	4900	10,310.	452,200	823,700	823,700	Year End	1/4/2016
2015	101	FV	357,600	4900	10,310.	379,200	741,700	741,700	Year End Roll	12/11/2014
2014	101	FV	357,600	4900	10,310.	370,500	733,000	733,000	Year End Roll	12/16/2013
2013	101	FV	357,600	4900	10,310.	353,000	715,500	715,500		12/13/2012

PRINT

Date	Time
12/11/20	00:51:37

LAST REV

Date	Time
12/14/17	15:20:26
danam	

PAT ACCT. 10567

USER DEFINED

Prior Id # 1:	87462
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VAILLANCOURT PE	26527-39		9/25/2003	Family		No	No		
	26527-39		7/26/1996		230,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/29/2017	1586	Re-Roof	14,000	C				
5/27/1997	277	Manual	8,200					RESHINGLE SIDING
10/29/1996	567	Manual	5,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2017	MEAS&NOTICE	HS	Hanne S
4/29/2009	Inspected	189	PATRIOT
2/6/2009	Measured	372	PATRIOT
11/18/1999	Mailer Sent		
11/4/1999	Measured	266	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10310		Sq. Ft.	Site		0	90.	0.71	10									656,369						656,400	

Total AC/HA:	0.23669	Total SF/SM:	10310	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	656,369	Spl Credit		Total:	656,400

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	LT GREEN
View / Desir:	

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.08460259
Const Adj.:	0.98990101
Adj $ / SQ:	134.206
Other Features:	102500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	645076
Depreciation:	170300
Depreciated Total:	474776

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1									# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	8	BRs:	4	Baths:	1	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

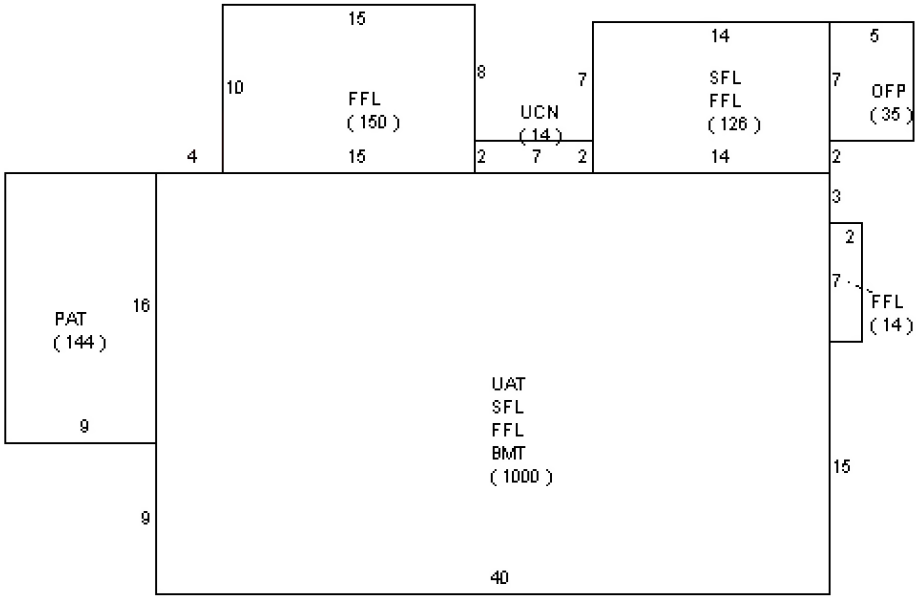
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	178.49
Special Features:	0	Val/Su Net:	123.04
Final Total:	474800	Val/Su SzAd	196.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,290	134.210	173,126
SFL	Second Floor	1,126	134.210	151,116
BMT	Basement	1,000	40.260	40,262
UAT	Upper Attic	250	61.730	15,434
PAT	Patio	144	4.810	692
OFP	Open Porch	35	43.560	1,524
UCN	Canopy	14	26.130	366
	Net Sketched Area:	3,859	Total:	382,520
Size Ad	2416	Gross Are	4609	FinArea 2466

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	20	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 136.0-0003-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X13	A	AV	1930	24.16	T	40	101			4,000			4,000
7	Pool A-C	D	Y	1	18	A	AV	2004	54.86	T	12	101			900			900

More:	N	Total Yard Items:	4,900	Total Special Featues:	Total: 4,900